



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
ACTION AGENDA  
THURSDAY, NOVEMBER 16, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.  NO COMMENT	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.
9:00 a.m. MJ  APPROVED	<b>VARIANCE (PLN17-00289)</b> <b>NASELLO</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Samuel and Laurel Nasello, for the

	<p>approval of a Variance to allow for the construction of an approximately 900 square foot detached garage 20 feet from the south side property line (where 30 feet is normally required) and 15 feet from the north property line (where 30 feet is normally required). The property owners are also requesting a Variance to allow for a six foot solid wood fence (where three feet is allowed) to remain within the front setback area and the Bell Road County right-of-way. The subject property, Assessor's Parcel Number 051-050-001-000, comprises approximately 0.4679 acres, is currently zoned RS-AG-B-43 [Residential Single Family, combining Agriculture, combining a minimum Building Site designation of 43,560 square feet (or 1.0 acre minimum)] and is located at 3980 Bell Road, on the corner of Joeger and Bell Roads in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of New Structures) and Section 15303 of the CEQA Guidelines. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>9:10 a.m. MJ  APPROVED</p>	<p><b>VARIANCE (PLN17-00326)</b>  <b>ASKEW</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Jerry Askew, for approval of a Variance to allow for the placement of an approximately 400 square foot ground-mount solar array 20 feet from the east front property line where 50 feet is normally required. The subject property, Assessor's Parcel Number 038-121-060-000, comprises approximately 1.0 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 713 Blitz Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of New Structures) and Section 15303 of the CEQA Guidelines. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>9:20 a.m. PD  APPROVED</p>	<p><b>MINOR USE PERMIT EXTENSION OF TIME (PLN15-00051)</b>  <b>GRANITE BAY MEMORY CARE</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, FCM Capital Partners, for the approval of a Minor Use Permit Extension of Time (2-year extension) for the Granite Bay Memory Care residential care home. The facility would consist of a one-story, 34,000 square foot building with a maximum of 60 rooms and up to 66 patients receiving care for Dementia and/or Alzheimer's disease. The subject property, Assessor's Parcel Number 048-132-077-000, comprises approximately 3.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 6400 Douglas Blvd. in the Granite Bay area. As part of the original approval the Zoning Administrator</p>

	<p>adopted a Mitigated Negative Declaration for the project. No changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or pdobbs@placer.ca.gov.</p>
<p>9:30 a.m. AF</p> <p>CONTINUED TO JANUARY 18, 2018</p>	<p><b>MINOR USE PERMIT (PLN16-00438)</b>  <b>VERIZON CELL TOWER</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the project proponents, Sacramento-Valley Limited Partnership d/b/a Verizon Wireless, for the approval of a Minor Use Permit to construct a new freestanding 100-foot tall monoecalyptus cellular communications tower located within a 900 square-foot ground lease area. The subject property, Assessor's Parcel Number 040-030-096-000, comprises approximately 2.9 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 10085 Wise Road, in the Ophir area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines and Sections 18.16.010 and 18.16.040 of the Placer County Environmental Review Ordinance (Negative Declarations). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by email at afisch@placer.ca.gov.</p>
<p>9:40 a.m. BS</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00344)</b>  <b>MAKOVEY</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Grigoriy and Yelena Makovey, for the approval of a Variance to reduce the side setback (north and south property lines) to 10-feet, where normally 20-feet would be required, to allow for a single family residence.. The subject property, Assessor's Parcel Number 468-020-012-000, comprises approximately .3628 acres, is currently zoned RS-AG-B-40 (Residential Single Family Agriculture, combining minimum Building Site of 40,000 square feet ) and is located on Primrose Lane, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(a) of the Placer County Environmental Review Ordinance (Class 3 – New Construction or conversion of small structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>9:50 a.m. BS</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00327)</b>  <b>HAMSTENGEL</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Doug and Tami Hamstengel, for the approval of a Variance to reduce the front setback (east property line) to</p>

	<p>20-foot edge of easement, where normally 50-feet would be required, to allow for a 576 square foot detached garage and a 432 square foot carport. The subject property, Assessor's Parcel Number 257-130-012-000, comprises approximately 1.2 acres, is currently zoned RS-B-40 (Residential Single Family, combining minimum Building Site of 40,000 square feet) and is located at 5827 Silverleaf Drive, in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:00 a.m. KK  APPROVED</p>	<p><b>MINOR LAND DIVISION (PLN15-00244)</b> <b>BEVYZUK</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Leonid Bevyzuk and Vladimir Garbuzov, for the approval of a Minor Land Division to subdivide a 36.74 acre parcel into three resultant parcels consisting of 12.0 acres, 12.11 acres and 12.63 acres, respectively. The subject property, Assessor's Parcel Number 255-030-030-000, comprises approximately 36.74 acres, is currently zoned RA-B-X 10 PD 0.44 (Residential Agriculture, combining minimum Building Site of 10 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 21450 Todd Valley Road in the Foresthill area. The Parcel Review Chairman will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Kally Keding- Cecil, can be reached at (530) 745-3034 or kkedinge@placer.ca.gov.</p>
<p>10:10 a.m. MJ  APPROVED</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20051041)</b> <b>CANNONSHIRE</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT #3 SUPERVISOR HOLMES</b> Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Jae Shin Kim, for the approval of a two-year Extension of Time to the Cannonshire Minor Land Division project, which allows for the subdivision of an approximately 10.3 acre parcel into two parcels consisting of 3.4 acres and 6.9 acres. The subject property, Assessor's Parcel Number 037-103-020-000, comprises approximately 10.3 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 9450 Cannonshire Court in the Loomis area. The Parcel Review Committee will also consider approval of a finding that the previously adopted Mitigated Negative Declaration prepared for the project is adequate for this Extension of Time request. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-</p>

	3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a> .
10:15 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00294)</b> <b>AYERS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR DURAN</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 473-030-027 to reconfigure the subject parcel. The property is zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located in the Roseville area.
10:16 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00255)</b> <b>BLOMBERG/SCHMIDT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 035-050-012-000 to reconfigure the subject parcel. The property is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6) and is located in the Loomis area.
10:17 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00277)</b> <b>CORREIA</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 021-110-009-000 to reconfigure the subject parcel. The property is zoned F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and is located in the Lincoln area.
10:18 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00268)</b> <b>RODRIGUEZ</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 050-040-042-000 to reconfigure the subject parcel. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min) in the Granite Bay area.
10:19 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00291)</b> <b>AGUILAR</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 032-171-053-000 to reconfigure the subject parcel. The property is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6) and is located in the Penryn area.
10:20 PRC  APPROVED	<b>CERTIFICATE OF COMPLIANCE</b> <b>LONGWILL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> County Review of the history of Assessor's Parcel Number 062-161-016-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally create, saleable piece of land). Subject parcel is zoned RF-B-X-5 (Residential Forest, combining minimum Building Site of 5 acres) and is located on Brehm Road in the Alta area. The Planning Services Division contract, George Rosasco, can be reach by phone at (530) 745-3065 or by email at <a href="mailto:grosasco@placer.ca.gov">grosasco@placer.ca.gov</a> .